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Jeffery Smith

Utah County Recorder

2020 Aug 27 09:58 AM FEE 224.00 BY MA

RECORDED FOR Trident Title Insurance Agency,
ELECTRONICALLY RECORDED

When Recorded Return To:

Edge Homes Utah, LLC 13702 S. 200 W. #B12 Draper, UT 84020

## SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR MT. SARATOGA

A Master Planned Community

(Quailhill Plats G, H, & J)

This Supplement to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga ("Supplemental Declaration") is executed and adopted by Edge Homes Utah, LLC, a Utah limited liability company ("Declarant").

#### **RECITALS**

- A. This Supplemental Declaration shall modify and supplement the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga ("**Declaration**") recorded with the Utah County Recorder's Office on July 10, 2018 as Entry No. 64461:2018.
- B. Edge Homes Utah, LLC is the Declarant as designated in a transfer of Declarant rights from DCP Saratoga, LLC.
- C. Edge Homes Utah, LLC is the owner of the real property subject to this Supplemental Declaration and hereby consents to subjecting the Subject Property to the terms, covenants and restrictions contained herein and those terms, covenants and restrictions contained in the Declaration.
- D. Under the terms of the Declaration, Declarant reserved the right to expand the Mt. Saratoga Project by the addition of all or a portion of the Additional Land described in the Declaration.
- E. Declarant desires to add a portion of the Additional Land as hereinafter provided for.

#### **ANNEXATION**

**NOW THEREFORE**, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. <u>Annexation of Additional Land</u>. Declarant hereby confirms that all of the real property identified on Exhibit A attached hereto, together with (i) all buildings, improvements, and structures situated on or comprising a part of the above-described real property, whether now existing or hereafter constructed; (ii) all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying said real property;

and (iii) all articles of personal property intended for use in connection therewith (collectively referred to herein as the "Subject Property") is submitted to and properly annexed into the Declaration.

- 2. <u>Plats.</u> The real properties described in Paragraph 1, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Declaration, are more particularly set forth on **Quailhill at Mt. Saratoga Plat G**, **Quailhill at Mt. Saratoga Plat H**, and **Quailhill at Mt. Saratoga Plat J** which plat maps are recorded in the office of the Utah County Recorder.
- 3. <u>Submission</u>. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration and all supplements and amendments thereto.
- 4. <u>Membership</u>. The Owner of each Lot or parcel within the Subject Property shall be a member of the Mt. Saratoga Master Association, Inc., and shall be entitled to all benefits of such membership and shall be subject to the Declaration.
- 5. Reservation of Declarant's Rights. Pursuant to the Declaration, all rights concerning the Project reserved to Declarant in the Declaration are hereby incorporated and reserved to Declarant with respect to the Subject Property. The exercise of Declarant's rights concerning such Subject Property shall be governed by the terms, provisions and limitations set forth in the Declaration.
- 6. <u>Effective Date.</u> This Supplemental Declaration shall take effect upon being recorded with the Utah County Recorder.

	arant has executed this Supplemental Declaration
this 3 day of August, 2020	).
SHELLEY MAE KING	DECLARANT EDGE HOMES UTAH, LLC a Utah limited liability company By: Stee Maddac Title: Managa
COMM. EXP. 07-10-2021	Name: Sture Maddax
STATE OF UTAH )	Title: Managy
COUNTY OF UTIN	U
On the 3 day of August, 2020, personally appeared before me who by me being duly sworn, did say that she/he is an authorized representative of Edge Homes Utah, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.  Alully Kury	
	Notary Public

### **EXHIBIT A**

# SUBJECT PROPERTY/ADDITIONAL LAND (Legal Description)

All of **Quailhill at Mt. Saratoga Plat G**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 117933:2019.

Parcel Numbers: 50:110:0701 through 50:110:0725

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E ALONG THE QUARTER SECTION LINE 425.62 FEET AND WEST 94.03 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE WEST 224.58 FEET; THENCE N59°41'56"W 179.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 889.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S71°42'12"W) 65.53 FEET THROUGH A CENTRAL ANGLE OF 4°13'23" (CHORD: N20°24'29"W 65.51 FEET); THENCE ALONG THE ARC OF A 1376.00 FOOT RADIUS CURVE TO THE RIGHT 134.00 FEET THROUGH A CENTRAL ANGLE OF 5°34'47" (CHORD: N19°43'48"W 133.95 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.57 FEET THROUGH A CENTRAL ANGLE OF 90°02'24" (CHORD: N28°05'26" 21.22 FEET); THENCE N13°16'38"E 168.81 FEET; THENCE ALONG THE ARC OF A 312.00 FOOT RADIUS CURVE TO THE RIGHT 197.81 FEET THROUGH A CENTRAL ANGLE OF 36°19'34" (CHORD: S88°43'35"E 194.51 FEET); THENCE N38°03'03"E 58.59 FEET; THENCE N22°27'24"E 118.48 FEET; THENCE S64°04'51'E 96.05 FEET; THENCE N50°21'37"E 54.13 FEET; THENCE S37°26'33"E 100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 606.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S37°26'33"E) 2.82 FEET THROUGH A CENTRAL ANGLE OF 0°15'58" (CHORD: N52°41'26"E 2.82 FEET); THENCE N52°49'25"E 30.87 FEET; THENCE S37°10'35"E 151.00 FEET; THENCE S52°49'25"W 67.79 FEET; THENCE S43°32'45"W 94.82 FEET; THENCE S40°59'22"W 56.06 FEET; THENCE S43°32'45"W 218.48 FEET TO THE POINT OF BEGINNING.

All of Quailhill at Mt. Saratoga Plat H, according to the official plat on file in the office of the Utah County Recorder as Entry Number 117934:2019.

Parcel Numbers: 50:111:0032 through 50:111:0033

50:111:0801 through 50:111:0833

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED NO\*17\*59"E ALONG THE QUARTER SECTION LINE 880.81 FEET AND WEST 10.35 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N64°04'51"W 96.05 FEET; THENCE N86°09'52"W 9.51 FEET; THENCE N1\*26'31"W 80.24 FEET; THENCE N26\*12'52"W 61.17 FEET; THENCE N31\*02'01\*E 39.13 FEET; THENCE N35'044"W 88.26 FEET; THENCE N58\*57'59"W 13.40 FEET; THENCE ALONG THE ARC OF A 228.00 FOOT RADIUS CURVE TO THE LEFT 36.58 FEET THROUGH A CENTRAL ANGLE OF 9\*11'33" (CHORD: N63\*33'46"W 36.54 FEET; THENCE N21\*50'28"E 99.96 FEET; THENCE S62\*41'59"E 65.26 FEET; THENCE S58\*57'59"E 192.67 FEET; THENCE N31\*02'01"E 98.35 FEET; THENCE N41\*51"E 64.98 FEET; THENCE N66\*05'20"E 100.31 FEET; THENCE S54\*58'20"E 46.49 FEET; THENCE S58\*15'20"E 46.50 FEET; THENCE S80\*55'20"E 48.60 FEET; THENCE S61"23'40"E 279.00 FEET; THENCE S28\*36'20"W 156.00 FEET; THENCE N61\*23'40"W 13.47 FEET; THENCE S31\*38'57"W 85.09 FEET; THENCE S36\*17'43"W 51.00 FEET; THENCE S40\*17'55"W 51.00 FEET; THENCE S52\*49'25"W 30.87 FEET; THENCE ALONG THE ARC OF A 66.00 FOOT RADIUS CURVE TO THE LEFT 2.82 FEET THROUGH A CENTRAL ANGLE OF 0\*1558" (CHORD: S52\*41'26"W 2.82 FEET); THENCE N37\*26'33"W 100.00 FEET; THENCE S50\*21'37"W 54.13 FEET TO THE POINT OF BEGINNING.

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All of **Quailhill at Mt. Saratoga Plat J**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 51430:2020.

Parcel Numbers: 50:113:0901 through 50:113:0941

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5:SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED NO\*1759\*E 187.14 FEET AND EAST 330.09 FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N46\*27\*15\*W 470.80 FEET; THENCE N43\*32\*45\*E 100.00 FEET; THENCE N40\*32\*245\*E 94.82 FEET; THENCE N62\*4925\*E 185.09 FEET; THENCE N51\*5255\*E 51.01 FEET; THENCE N48\*08\*38\*E 51.00 FEET; THENCE N44\*13\*15\*E 51.00 FEET; THENCE N40\*17\*37\*E 51.00 FEET; THENCE N40\*17\*37\*E 51.00 FEET; THENCE N61\*23\*40\*E 13.47 FEET; THENCE N20\*37\*E 51.00 FEET; THENCE S61\*23\*40\*E 13.47 FEET; THENCE N20\*37\*E 51.00 FEET; THENCE N61\*23\*40\*E 13.47 FEET; THENCE N61\*23\*40\*E 43.47 FEET; THENCE N61\*23\*